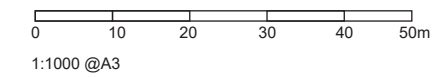


RESIDENTIAL PARCEL PROPOSALS

Residential Site Analysis



Site Constraints include:

- Existing trees and their root protection areas on site boundaries in the east and west
- Sensitivity of the residential dwellings to the north and east
- Adjacency of conservation area and listed buildings
- Location of South Downs National Park edge and elevated views from the South Downs on the site
- A number of open drainage ditches running around the northern side of the site with a 3m wide easement zone from the top of ditch
- Requirement for an ecology corridor along the western boundary of the development site
- A building exclusion zone on the north west corner
- A public right of way footpath running from Ravenscroft along the south eastern boundary of the site
- Locations of proposed site access points are fixed from outline consent

KEY

-  Planning Application Boundary
-  Ownership Boundary
-  South Downs National Park
-  Storrington Conservation Area
-  Public Right of Way
-  Vehicular Routes
-  Overlooking Windows
-  Drainage Ditch Easement Zone
-  Building Storey Heights
-  Back Garden Relationship
-  No Build Zone
-  Ecology Buffer
-  Cat A1 tree
-  CatA2 tree
-  Cat B1 tree
-  Cat B2 tree
-  Cat C1 tree
-  Cat C2 tree
-  RPZ



0 10 20 30 40 50m
1:1000 @A3

N

 HNW Architects

Drainage Ditch

Low quality hedge and trees to be removed

Proposed ecology corridor

Access to northern field

Access to southern field

Ravenscroft

Access to new allotments

Field boundary hedgerow

Veteran Tree

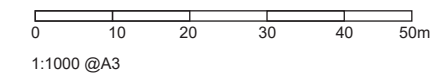
Access to community park

PRoW

Tree Removal Plan 1:1000

hnr@hnr.co.uk
www.hnr.co.uk

Residential Development Opportunities Plan



A New Settlement Edge

Development is restricted to the northern part of the wider site, creating a varied settlement edge with gables and set back frontages that reflects the existing pattern of development along the rear of Ravenscroft. A substantial landscaped buffer will soften the transition to the South Downs National Park, providing screening and reinforcing the existing field boundary hedgerows.

A New Village Green

A central green space will form the heart of the new neighbourhood, creating a clear focal point and arrival space for residents and visitors approaching from Ravenscroft. Inspired by the greens and open spaces found nearby, it will provide open space with large tree planting, informal play opportunities, and seating areas for recreation and social interaction.

Clear Front and Back Hierarchy

Buildings will be arranged to establish a strong distinction between public and private areas. Active frontages will face streets and open spaces, with clearly defined defensible spaces providing a gradual transition from public routes to private homes.

Gateway Buildings and Local Character

Prominent buildings at key locations, including site entrances, will act as landmarks to support wayfinding and create a distinctive sense of place. These buildings will be differentiated through their scale, form, and materials. The overall layout and architectural character will draw on the linear development pattern of Ravenscroft, Abbey Walk and St Joseph's Abbey, incorporating a mix of gabled forms and active frontages overlooking the National Park edge.

KEY

-  Planning Application Boundary
-  Ownership Boundary
-  Public Footpath
-  Vehicular Routes
-  Ecology Exclusion Zone
-  Development Edge
-  Pedestrian access
-  Existing Drainage Ditch
-  Linear Urban Grain
-  Gateway Buildings



Residential Layout - Proposed Site Plan

0 10 20 30 40 50m
1:1000 @A3



SITE LAYOUT

Taking the constraints, opportunities and evaluation notes into consideration, a simple and legible site layout has been developed.

- The proposed site plan illustrates a series of detached and semi-detached homes arranged in a simple and legible pattern with a central green space forming the heart of the new development.
- New buildings are set well back from the western boundary to protect existing trees, provide an ecology corridor and maximise separation to Abbey Convent and the conservation area.
- Each new house will have on-plot parking and additional visitor parking is provided at the central space, and along the National Park edge. Additionally, replacement parking will be provided on site for Abbey Walk residents.

SCALE AND MASSING

Massing and scale is in keeping with neighbouring properties with two storey houses and three storey apartment buildings.

A variety of detached and semi-detached two storey homes are proposed, with a variety of roof forms and materiality to avoid homogeneity.

AMOUNT

A total of 78 new homes are proposed. The layout shows a mixture of 1 and 2 bed apartments along with 2, 3 and 4 bed houses.



Proposed Site Plan 1:1000

Comparison of Proposed Residential Layout with Outline Planning Consent



Outline Application Illustrative Layout 1:250



Proposed Layout 1:250

This Reserved Matters application is an evolution and improvement of the consented outline application. It brings the following benefits:

- stronger landscape structure;
- better-defined central green;
- improved street-tree integration;
- SuDS integration;
- clearer front/back relationships;
- improved servicing/garden access;
- retention of agreed access and development principles; response to SDNP/heritage edge.

Residential Massing - Proposed Site Elevations



Context Elevation AA along Ravenscroft: 1:300

Along the Ravenscroft edge, three apartment buildings present gable forms towards the street, but set back behind the existing hedgerow and retained trees. The northern access point is framed by two apartment buildings, creating a gateway to the site.



Proposed Elevation BB through Central Green looking South: 1:300

The southern access leads to a new central green space, surrounded by two storey houses fronting the space.



Key Plan

Residential Massing - Proposed Site Elevations



Proposed Long Section CC along Western Street: 1:300

New houses follow the natural topography of the site, adopting linear street forms similar to the local context.



Proposed Elevation DD - Frontage to South Downs National Park: 1:300

On the South Downs National park boundary, a continuous line of development is avoided, with a mix of gable forms and houses facing towards the park, set behind a landscape buffer.



Key Plan

Amount - Housing Mix

New Homes

A total of 78 new homes are proposed. The layout shows a mixture of 1 and 2 bed apartments along with 2, 3 and 4 bed houses.

	Mix				% Mix
	Affordable Rent	Shared Ownership	Market Sale	Total	
1B	5	3	6	14	17.9%
2B	8	5	19	32	41.0%
3B	4	0	21	25	32.1%
4B	3	0	4	7	9.0%
	20	8	50	78	
	25.6%	10.3%	64.1%		
	35.9%				

HOUSING MIX KEY

Market Sale

- Apartment Building C01
- 1B2P Stacked Flats
- 2B4P
- 3B6P
- 4B8P

Affordable

- Affordable Rent Building C02
- Shared Ownership Building C03
- 1B2P Stacked Flats
- 2B4P
- 3B6P
- 4B7P



Proposed Tenure Plan 1:1000

Amount - Schedule of Accommodation



Dwelling Types Summary

Dwelling Type	Apartments				Houses							
	1B2P	1B2PW	2B3P	2B4P	1B2P	2B-A	3B-A	3B-B	4B-A	4B-B	4B-C	
Description	Single storey flat	Ground floor M4(3) flat	Single storey flat	Single storey flat	Stacked 1B flats in a house form	2B4P Semi-detached house	3B6P semi-detached house	3B6P semi-detached house with gable front	4B7P semi-detached house	4B7P detached house	4B8P detached house with integrated garage	
Number of Homes	5	3	6	10	6	16	21	4	2	1	4	78
% Mix	6.4%	3.8%	7.7%	12.8%	7.7%	20.5%	26.9%	5.1%	2.6%	1.3%	5.1%	
	10.3%		20.5%				32.1%		9.0%			

Houses

Plot Name	Plot area sq.m	Unit Size	House Type							Tenure			Façade Materials					Parking	Roof Materials		Garden Areas sq.m	
			1B2P	2B-A	3B-A	3B-B	4B-A	4B-B	4B-C	Affordable Rent	Shared Ownership	Market Sale	Red Brick	Buff Brick		Hanging Tiles	Timber Cladding	spaces	Clay Tile	Slate		
A-01	378	158						1			1	X			X		3	X		122		
A-02	179	102			1						1	X					2	X		77		
A-03	176	102			1						1	X					2	X		67		
A-04	146	81		1							1	X					2	X		59		
A-05	165	81		1							1	X					2	X		69		
A-06	185	102			1						1	X					2	X		73		
A-07	189	102			1						1	X					2	X		73		
A-08	155	81		1							1	X					2	X		65		
A-09	154	81		1							1	X					2	X		67		
A-10	189	102			1						1	X					2	X		73		
A-11	189	102			1						1	X					2	X		76		
A-12	154	81		1							1	X					2	X		62		
A-13	154	81		1							1	X					2	X		62		
A-14	189	102			1						1	X					2	X		73		
A-15	213	102				1					1	X					2	X		82		
A-16	168	102				1					1		X				2		X	103		
A-17	164	81		1							1		X				2		X	103		
A-18	198	102			1						1		X				2		X	99		
A-19	198	102			1						1		X				2		X	100		
A-20	164	81		1							1		X				2		X	74		
A-21	201	102				1					1		X				2		X	88		
A-22	220	102				1					1	X					2	X		88		
A-23	192	102			1						1	X					2	X		89		
A-24	192	102			1						1	X					2	X		89		
A-25	192	102			1						1	X					2	X		86		
A-26	160	81		1							1	X					2	X		76		
A-27	160	81		1							1	X					2	X		75		
A-28	191	102			1						1	X					2	X		84		
A-29	193	102			1						1	X					2	X		85		
A-30	193	102			1						1	X					2	X		82		
A-31	179	102			1						1	X					2	X		68		
A-32	422	158						1			1		X				3.5		X	160		
A-33	446	158						1			1		X				3.5		X	156		
A-34	462	158						1			1		X				3.5		X	143		
B-01a	182	50.7	1								1	X					1	X		38		
B-01b		61.5	1								1						1					
B-02	178	102			1						1	X					2	X		71		
B-03	176	102			1				1			X					2	X		70		
B-04	178	102			1				1			X					2	X		71		
B-05	177	102			1				1			X					2	X		71		
B-06	177	102			1				1			X					2	X		71		
B-07	214	123					1		1			X					3	X		86		
B-08	213	123					1		1			X					3	X		86		
B-09	273	123						1	1			X					3	X		88		
B-10a	182	50.7	1						1				X				1	X		34		
B-10b		61.5	1						1	1												
B-11	150	81		1					1				X				2		X	60		
B-12	139	81		1					1				X				2		X	60		
B-13	145	81		1							1			X			2		X	60		
B-14	145	81		1							1			X			2		X	60		
B-15	145	81		1							1			X			2		X	60		
B-16	145	81		1							1			X			2		X	60		
B-17a	200	50.7	1								1		X				1	X		29		
B-17b		61.5	1							1	1											
	10,129	5183.6	6	16	21	4	2	1	4	11	0	43						110.5				
					25		7			54												

Apartments

Flat Name	Building GIA sq.m	Flat shell area sq.m	Apartment Type				Tenure			
			1B2P	1B2PW	2B3P	2B4P	Affordable Rent	Shared Ownership	Market Sale	
C01-G01	226	76				1			1	
C01-G02		66			1				1	
C01-101	226	76				1			1	
C01-102		52	1						1	
C01-103		66			1				1	
C01-201	156	76				1			1	
C01-202		52	1						1	
	608	464	2	0	2	3			7	
C2-G01	251	63		1			1			
C2-G02		55	1				1			
C2-G03		65		1			1			
C2-101	251	70				1	1			
C2-102		70				1	1			
C2-103		62			1		1			
C2-201	251	70				1	1			
C2-202		70				1	1			
C2-203		62			1		1			
	753	587	1	2	2	4	9			
C03-G01	228	76				1		1		
C03-G02		68		1				1		
C03-101	228	76				1		1		
C03-102		52	1					1		
C03-103		68			1			1		
C03-201	228	76				1		1		
C03-202		52	1					1		
C03-203		68			1			1		
	684	536	2	1	2	3		8		
	2,045	1,587	5	3	6	10	9	8	7	24

Access - Proposed Access Plan

0 10 20 30 40 50m
1:1000 @A3



PROPOSED VEHICULAR ACCESS

The proposed development will use two new access points created from Ravenscroft.

CAR PARKING

Each house has on-plot parking spaces to the front/side of each home in permeable paving, with parking areas demarcated in a contrasting colour and separate bays clearly indicated. Apartment buildings have unallocated parking courts in permeable paving.

155.5 car parking spaces will be provided for the new homes consisting of:

136.5 allocated spaces including 3 garage spaces counted as 0.5 space

10 unallocated visitor spaces

4 allotment parking spaces

5 replacement parking spaces for Abbey Walk residents

ELECTRIC CHARGING POINTS

All new homes will be provided with electric charging points.

SUSTAINABLE DRAINAGE

(Read in conjunction with separate Flood Risk Assessment and Surface Water Drainage Strategy)

Parking areas will adopt sustainable drainage systems (SuDS) to minimise the risk of flooding as part of a drainage strategy for the development.

CYCLE PARKING

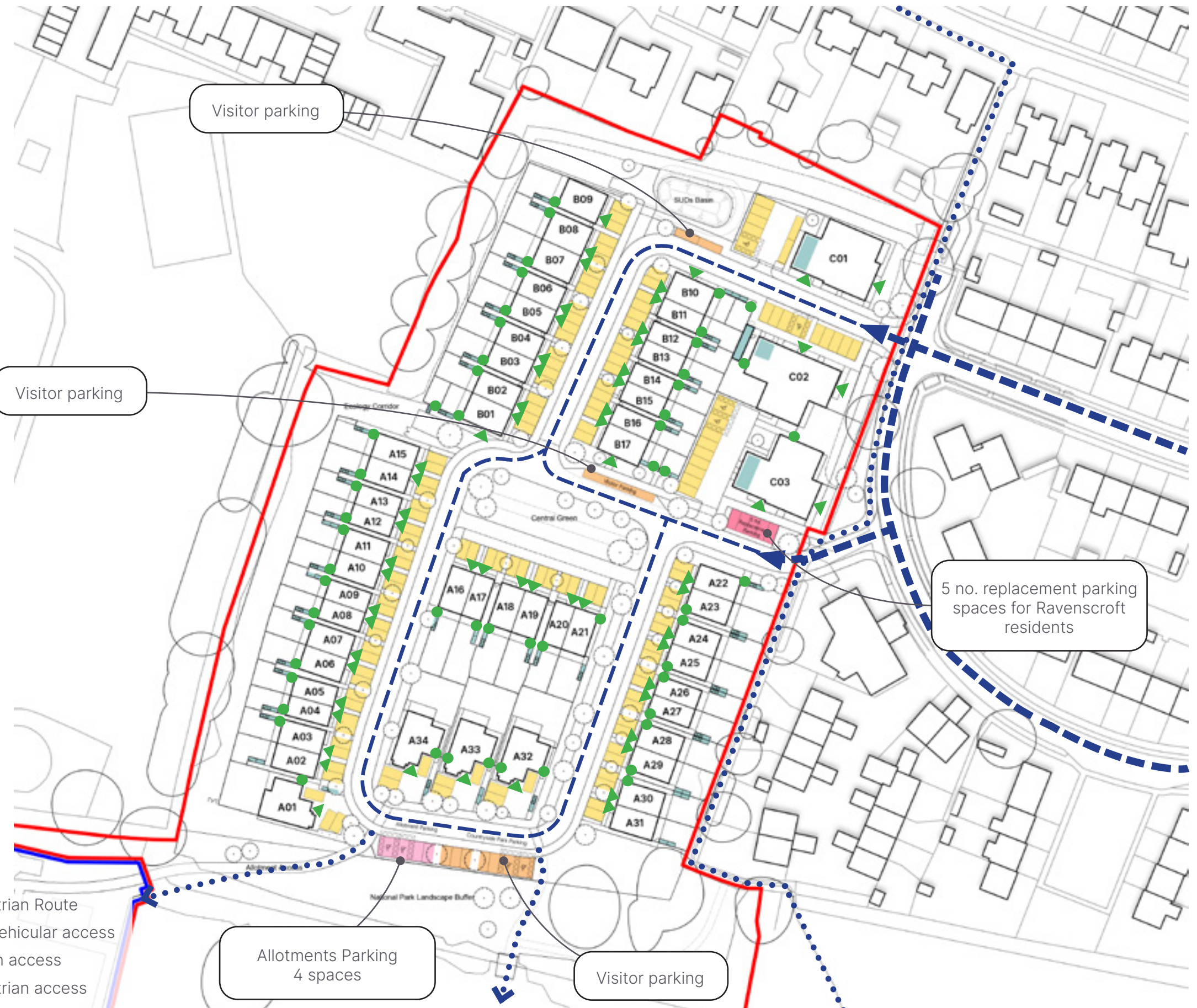
Secure and covered cycle parking will be provided for new homes within each plot.

REFUSE AND EMERGENCY ACCESS

Roads within the development site are appropriately sized to enable servicing and emergency access.

- Allocated Parking
- Unallocated Parking
- Allotment Parking
- Replacement Parking for Abbey Walk
- Bin/cycle stores

- Pedestrian Route
- Main vehicular access
- Garden access
- Pedestrian access



Proposed Access Plan 1:1000

Residential Landscape Proposals

Soft Landscape Plan

Landscaping has been used to ensure the residential design is in keeping with the local landscape character, celebrates existing landscape assets, and contributes to an attractive scheme:

- The northern and eastern edges of the Site are defined by an ecological corridor. The landscape treatment in this part of the Site is more naturalistic in character. Proposed wildflower meadow planting will support local biodiversity. The habitat value of this area of the Site will be further bolstered by proposed areas of native scrub which will be introduced along the Site boundary in key locations. Existing trees will be retained and celebrated within an improved landscape setting.
- Landscaping will help to delineate between private outdoor spaces and areas of public open space. Ornamental hedgerows will be introduced around apartment buildings and along key boundaries to provide visual and physical separation between spaces.
- Ornamental planting is proposed to visually soften the surrounding hardscape and to provide attractive building frontages. Planting is also proposed to provide physical separation between areas of car parking.
- Trees will be integrated throughout the Site to help establish a hierarchy of streets. Smaller trees with an upright growing habit will be used in residential front gardens, in parking forecourts, and in locations where space is limited. Medium street trees have been proposed along primary and secondary streets where space allows to help define key routes through the Site and to provide a leafy green landscape character. Large feature street trees with seasonal colour and interest have been strategically placed within areas of public open space to act as focal points within the landscape.



Proposed Soft Landscape Plan 1:1000

Residential Landscape Proposals

Hard Landscape Plan

Hard landscape materials have been carefully considered to create a scheme that is both cohesive and that has a clear visual hierarchy.

- Vehicular areas will be delineated with tarmacadam and pedestrian areas by buff coloured paving.
- Permeable buff block paving will be used on private drives and within allocated parking bays to assist with sustainable drainage across the Site.
- Smaller buff flag paving will be incorporated along garden paths which will help to distinguish between private and public spaces.



Proposed Hard Landscape Plan 1:1000

Residential Planting Palette

Soft Landscape Plan

Landscaping has been used to ensure the residential design is in keeping with the local landscape character, celebrates existing landscape assets, and contributes to an attractive scheme:

- The northern and eastern edges of the Site are defined by an ecological corridor. The landscape treatment in this part of the Site is more naturalistic in character. Proposed wildflower meadow planting will support local biodiversity. The habitat value of this area of the Site will be further bolstered by proposed areas of native scrub which will be introduced along the Site boundary in key locations. Existing trees will be retained and celebrated within an improved landscape setting.

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Hard Landscape Plan

Hard landscape materials have been carefully considered to create a scheme that is both cohesive and that has a clear visual hierarchy.

- Vehicular areas will be delineated with tarmadam

Large Street Trees



Field Maple Elsrijk



Sweetgum



London Plane



Small-leaved Lime

Small Street Trees



Snowy Mespilus



Street Parade Crab Apple



Upright Hornbeam



Rowan

Grassland



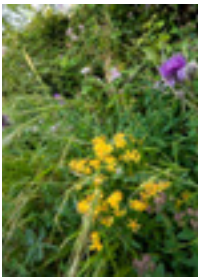
EG22 Strong Lawn Grass Mixture



EL1 Flowering Lawn Mixture



EM3 Special General Purpose Meadow Mixture

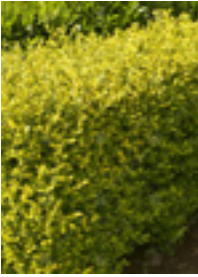


EH1 Hedgerow Mixture

Ornamental Hedgerow



Privet



Golden Privet



Cherry Laurel

Native Scrub



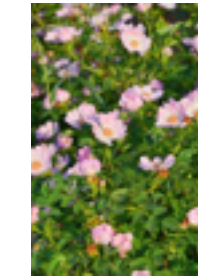
Hazel



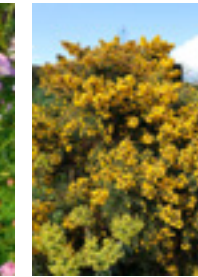
Hawthorn



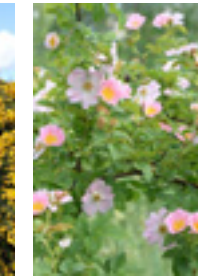
Blackthorn



Sweet Briar



Common Gorse



Dog Rose

Marginal and Semi-Aquatic Planting



Creeping Bentgrass



European Waterplantain



Marsh Marigold



Meadowsweet



Lesser Pond Sedge



Floating Sweet Grass

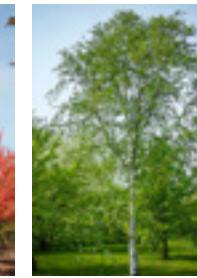


Marsh Pennywort

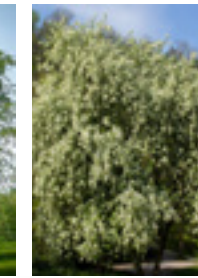
Medium Street Trees



Acer campestre 'Streetwise'



Fastigiate Silver Birch



Bird Cherry

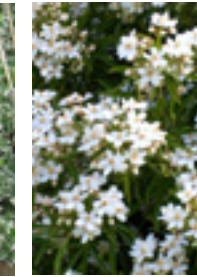


Plena Wild Cherry

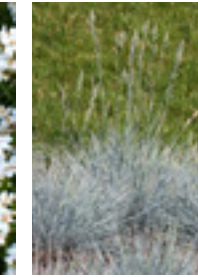
Ornamental Shrub Mix - Sun / Partial Shade Mix



Euonymus



Choisya 'Aztec Pearl'

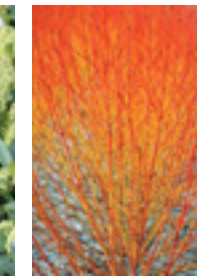


Festuca glauca 'Elijah blue'

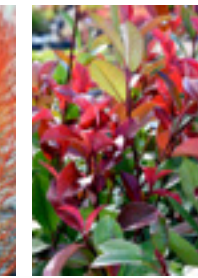
Ornamental Shrub Mix - Shade Mix



Skimmia



Dogwood



Red Robin

Seasonal Bulbs



Bees & Butterflies Summer Bulb Mix



Vibrant Spring Bulb Mix

Attenuation Basin

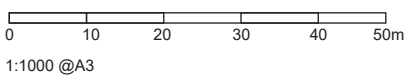


EP8 Wet Meadow Mixture



EP1 Pond Edge Mixture

Residential Amenity - Landscape and Garden Areas



Please refer to the separate Landscape Proposals prepared by Turley that supports this application.

New homes are arranged simply to provide clearly defined fronts and backs.

Apartments have communal green spaces for each building and private balconies/ground floor patios.

Private garden amenity to the rear incorporate a mix of paving and grassed areas.

Northern Parcel Area: 21,635m²

Building Footprint Area: 4,040m² (18.7%)

Hard Landscaped Areas: 8,358m² (38.6%)

Soft Landscaped Areas: 9,237m² (42.7%)

- KEY**
- Planning Application Boundary
 - Ownership Boundary
 - Building Footprints - 4,040m²
- Soft**
- Ecology Corridor - 1,903m²
 - Public Open Space - 3,193m²
 - SUDs area - 173m²
 - Front Garden Planting - 766m²
 - Back Garden Lawn - 3,202m²
- Hard**
- Road - Tarmac - 2,111m²
 - Pavement - 1,445m²
 - Parking Areas - 2,680m²
 - Front Garden Paving - 854m²
 - Back Garden Patio - 1,268m²



Proposed Landscape and Garden Areas 1:1000

Residential Layout - Example House Type

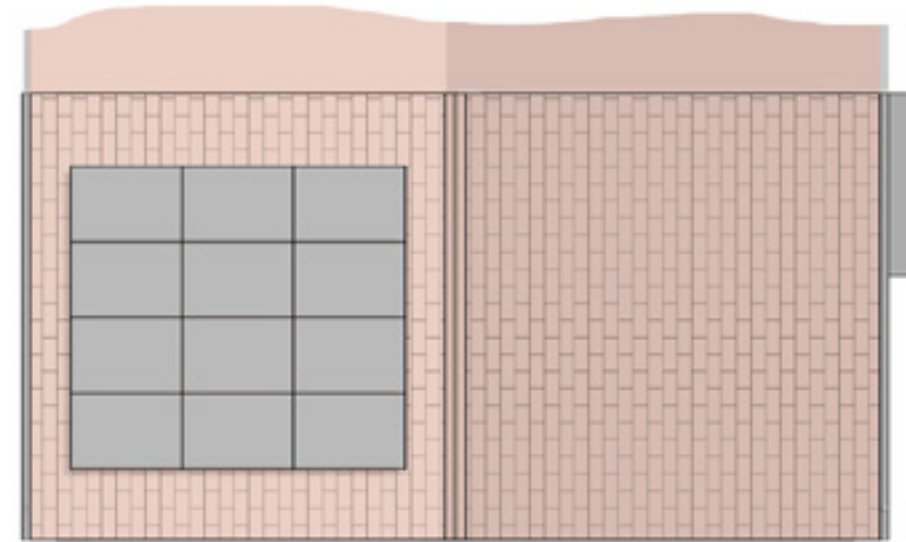
3 Bedroom House

HOUSING QUALITY

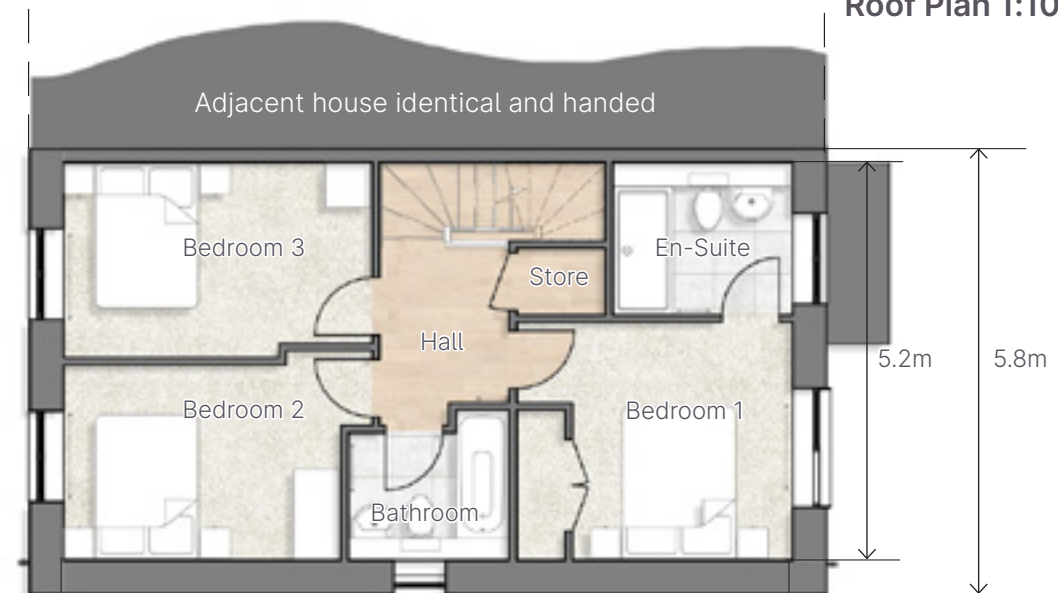
All homes have been designed to meet nationally described space standards.

All new houses are designed to meet M4(2) building regulation standards.

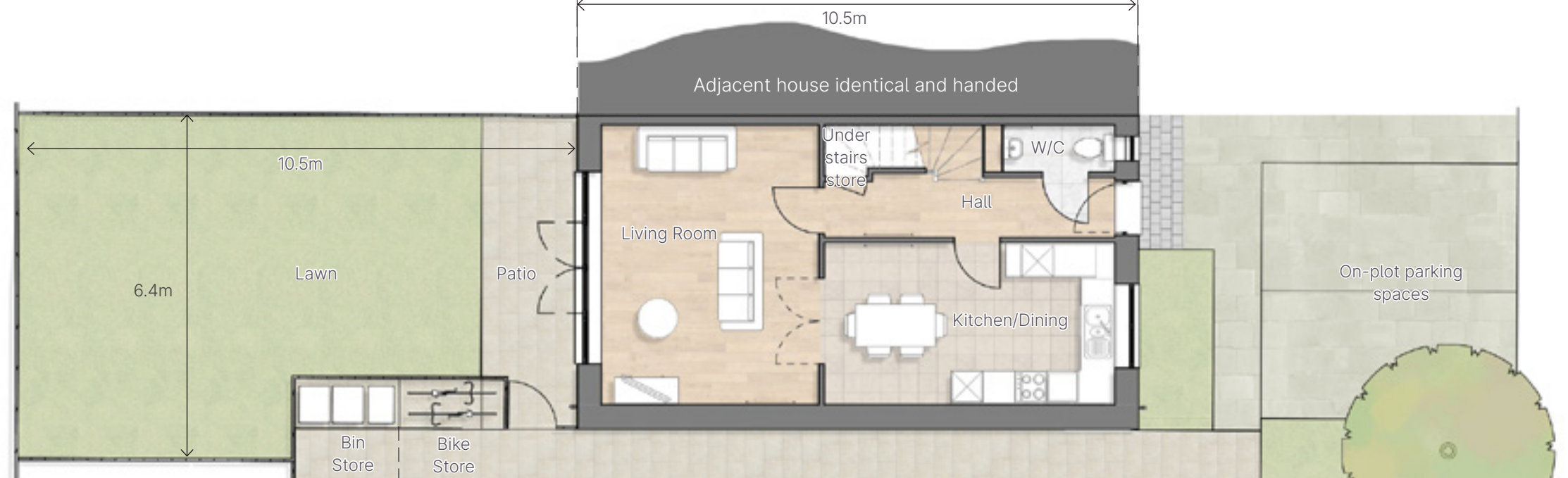
-  High Performance Glazing
Standardisation of window/door details for quality control and simplicity of airtightness details
-  **Encourage Green Transport Initiatives**
Electric charging points
Cycle storage
-  Minimise CO₂ Emissions
-  Highly insulated Homes
-  Simple Detailing - use simple, robust details with adequate tolerances. Minimise complexity to reduce construction defects



Roof Plan 1:100



First Floor Plan 1:100



Ground Floor Plan 1:100

Residential Layout Inclusive Access

Within the apartment buildings, 3 affordable units are designed to be wheelchair accessible and to meet the building regulation requirements of M4(3).

Approach to the buildings has been carefully considered. Access from the street is level in accordance with Part M guidance.

Floors are level throughout, and the thresholds to the balconies provide level access.

The remaining apartments will comply with M4(2) standards.



Sustainability and Energy

Please refer to the accompanying Energy and Sustainability Report produced by AES Sustainability Consultants submitted in support of this application.

Sustainability Strategy

The proposed development adopts a fabric-first approach to sustainable design, incorporating enhanced insulation, reduced thermal bridging, improved airtightness and passive design measures to minimise energy demand and carbon emissions.

The scheme is anticipated to achieve an approximate 83% reduction in regulated carbon emissions compared to a Part L 2021 compliant baseline through the use of air source heat pumps and photovoltaic panels.

All homes will meet or exceed current Building Regulations requirements and will be designed to be resilient to the future effects of climate change, including measures to manage overheating risk.

Water-efficient fixtures and fittings will limit potable water consumption to no more than 110 litres per person per day, while EV charging infrastructure will be provided to all dwellings.

Collectively, these measures deliver energy-efficient, low-carbon and climate-resilient homes in accordance with national and local sustainability policies.

Secured by Design

The proposals have been developed in accordance with Secured by Design principles, creating a safe and secure environment for residents.

Landscape and boundary treatments, including planting, surfacing materials and fencing, will be durable and designed to eliminate potential hiding places. Secure fencing and lockable gates will provide clear defensible boundaries and privacy for residents’ gardens.

Secure, covered cycle and refuse storage facilities will be provided within enclosed private rear gardens, ensuring convenience while maintaining security and visual amenity.

All ground floor and accessible doors will be specified in accordance with LPS 1175 SR2 security standards.

The individual entrance door will have integrated letter boxes for deliveries and the apartment units will have securely accessed letter boxes at the core entrances.

Refuse stores are only accessible externally, ensuring that refuse personnel do not have access to the other parts of the development.

Lighting

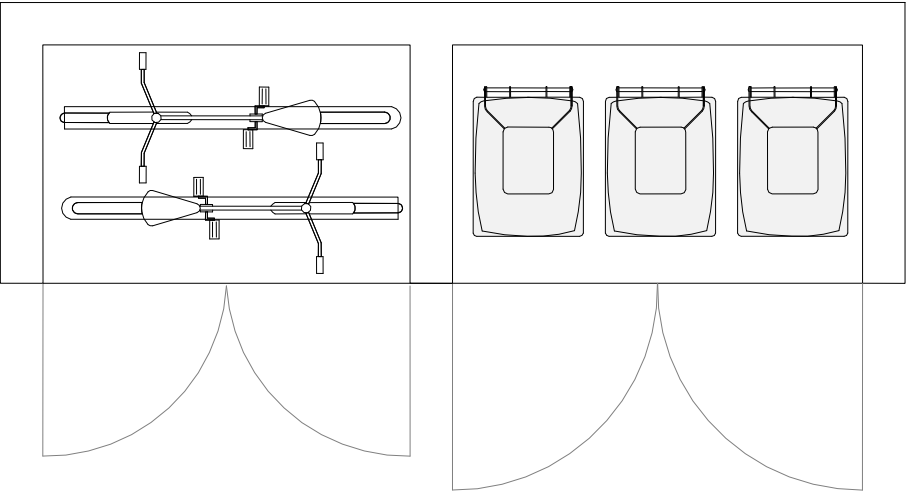
External lighting will be energy efficient, robust and impact resistant LED bulkheads, suitable as emergency lighting and weather proof. External lighting will be provided at each elevation that contains a doorset which the public, visitors or occupants will use.



Increased biodiversity on site through appropriate planting



Precedent - Secure and covered Cycle/Bin Store Enclosure



Extract from the Proposed Site Plan indicating secure and covered timber cycle and bin store



Buffer planting to buildings

Appearance - Boundary Treatment

The proposed boundary treatment has been carefully considered to provide a clear and secure definition between the site and the surrounding properties. Boundary treatments will be designed in accordance with Secured by Design principles, providing appropriate levels of security while maintaining an attractive and visually cohesive appearance.



1.8m timber fence with concrete posts and 0.3m trellis top - 2.1m SBD fence



1.8m timber separation fence with concrete posts



Low post and rail timber fence



Proposed Boundary Plan 1:1000

Built Character Areas

The village's built character is defined by a varied architectural vernacular, comprising a mix of traditional building forms and materials.

Within the historic village centre, this is particularly evident through the use of brick and timber-framed façades, complemented by slate and clay-tiled roofs.

Beyond the core of the village, more recent development is characterised by modern brick dwellings typical of mid to late twentieth-century suburban growth.

The proposed development has been informed by this diverse architectural context and will draw upon the range of styles, forms, and materials that contribute to the village's distinctive character. In doing so, the proposals seek to respond positively to their surroundings, respecting and reinforcing local identity while enhancing the overall quality of the built environment.

Surrounding Density

The site is situated within a varied residential context comprising a range of housing types and densities. Surrounding development includes low-density detached housing along Greyfriars Lane and Church Road, medium-density post-war semi-detached and terraced housing at Ravenscroft, higher-density retirement accommodation at Orchard Gardens, and the more recent high-density edge-of-settlement development at Abbey Walk.

The average residential density of the surrounding character areas is approximately 42 dwellings per hectare (dph). The proposed development has been informed by this varied context and seeks to deliver an appropriate density that responds positively to local character while making efficient use of the site.

KEY

- Planning Application Boundary
- Ownership Boundary
- Post WW2 housing - 1 to 3 storeys
- Abbey Walk housing - 2 storeys
- Orchard Gardens - modern vernacular
- Historic road frontages
- Conservation Area
- Storey heights



Orchard Gardens Retirement Village
Planning permission Ref: DC/08/0238
No. dwellings: 42 homes
Site area Ha: Approx 1.09
Density units/Ha: 38.5

Abbey Walk
Planning permission Ref: DC/06/1454
No. dwellings: 8 flats, 12 houses
Site area Ha: Approx 0.36
Density units/Ha: 55

Meadowside/Hanover Walk
No. dwellings: Approx 100
Site area Ha: Approx 2.38
Density units/ha: 42

Ravenscroft
No. dwellings: Approx 95
Site area Ha: Approx 2.31
Density units/Ha: 41

Residential Appearance - Material Palette

Materials And Detailing

A simple robust palette of materials has been selected for this development that tie into the local context.

The predominant materials will be red or buff brick and red clay or grey slate roof tiles.

Building forms reflect the local vernacular with pitched roofs and gable forms.

LOCAL PRECEDENTS



Wall Precedents



Hanging Tiles and Cladding



Simple Entrances



Pitched Roofs and Gable Forms



PROPOSED MATERIALS



Red Brick - Ibstock Thakeham or similar



Buff Brick - Maranello or similar



High Quality double glazing with dark grey frames



Apartment balcony railings in grey to match windows with 75mm deep flat section balusters to provide oblique privacy



Simple canopy and lighting to entrance area with welcoming front doors in different autumnal colours



Contextual gable forms



Red clay or slate roofing



Residential Appearance - Material Strategy Plan

CREATING VARIETY

In order to avoid a homogeneous development, a range of complementary materials are proposed that are distributed through the site to add variety and improve wayfinding.

Please refer to the individual house types planning drawings for a full description of materials.



MATERIAL KEY

- Red brick apartment buildings
- Red brick houses
- Red brick houses with hanging clay tiles
- Red brick houses with timber cladding
- Buff brick houses
- Buff brick houses with timber cladding

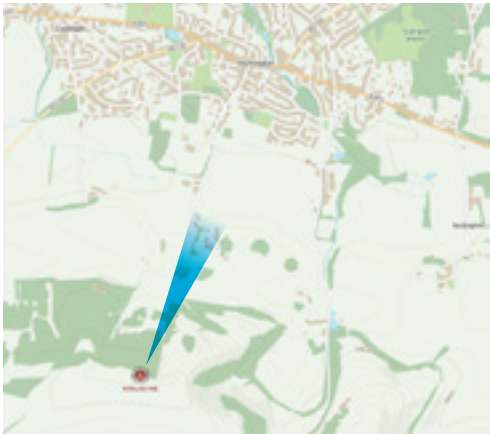
Proposed Material Strategy Plan 1:1000











Summary

The site already benefits from Hybrid Consent (References: DC/21/2086 and SDNP/21/04702/OUT).

The original Hybrid Application Description of Development comprises:

‘Hybrid application consisting of full permission for the relocation and enhancement of the Ravenscroft Allotment site and outline planning permission for up to 78 homes with all matters reserved except access (excluding internal estate roads) from Ravenscroft, and new community parkland.’

This reserved matters submission seeks planning approval for a residential development of 78 new homes on land west of Ravenscroft, Storrington, including 35% affordable housing to help meet identified local needs.

The site occupies a highly sustainable location on the edge of Storrington, immediately adjacent to the existing settlement and within convenient walking and cycling distance of the village centre, local services, facilities and public transport connections. As such, the development will support sustainable travel choices and provide residents with easy access to employment, education, healthcare and retail facilities, both within Storrington and to wider destinations including Worthing, Brighton and Horsham.

The site is not subject to any statutory environmental, landscape, ecological or other planning designations that would preclude its development for residential use.

A comprehensive technical assessment has informed the evolution of the scheme, including consideration of landscape and visual effects, ecology, flood risk and drainage, highways and access, arboriculture and environmental matters.

This Design and Access Statement demonstrates how the proposals have responded to the site’s context, surrounding character and relevant planning policy objectives to create a well-integrated and distinctive place.

The development will deliver a high-quality, sustainable and inclusive residential environment, making a valuable contribution towards the District’s housing requirements, including the provision of much-needed affordable homes.



Proposed Illustrative Aerial of New Homes